

City Clerk File No. Ord. 14.092

Agenda No. 3.A 1st Reading

Agenda No. 4.A 2nd Reading & Final Passage



## ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE  
offered and moved adoption of the following ordinance:

CITY ORDINANCE 14.092

TITLE: ORDINANCE AUTHORIZING THE AMENDMENT OF CHAPTER 3  
(ADMINISTRATION OF GOVERNMENT), ARTICLE XI (DEPARTMENT OF PUBLIC  
SAFETY), SUB-ARTICLE I (DIVISION OF POLICE) TO ALLOW FOR THE  
ACCEPTANCE OF CREDIT CARD PAYMENTS

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, the Jersey City Police Trust Fund currently cannot accept credit cards as a form of payment; and

WHEREAS, the City is now allowing the use of credit cards for every other payment which the City accepts if allowable by law; and

WHEREAS, the Municipal Code needs to be updated to allow for credit card payments to be used to pay for off duty police officers;

NOW THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that Chapter 3, Article XI, Sub-Article I shall be amended to read:

§ 3-85. Creation of the Division of Police; Police Chief in charge. [No changes.]

§ 3-85.1 Off-duty employment.

A. [No changes.]

B. [No changes.]

C. Trust account established.

(1) To assure the timely payment of wages to off-duty personnel who perform off-duty work, and to meet the requirements of the Fair Labor Standards Act, the City of Jersey City has established a trust account known as the "Off-Duty Employment Trust Account." This trust account is dedicated for the receipt of fees collected for the payment for off-duty employment. The "Off-Duty Employment Trust Account" shall be administered by the Off-Duty Billing Coordinator who shall make a written report to the Director of Public Safety and the Fiscal Officer every ninety (90) days regarding said account. Payments to off-duty personnel shall be on a biweekly basis with all appropriate deductions. All payments must be remitted directly to the City of Jersey City for said account. Deposits shall be in the form of certified check, bank check, money order, or business check; credit card or electronic payment at the discretion of the Fiscal Officer.

D. [No changes.]

E. [No changes.]

- I. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.
- II. This Ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City shall have this Ordinance codified and incorporated in the official copies of the Jersey City Code.
- III. This Ordinance shall take effect at the time and in the manner as provided by law.
- IV. The City Clerk and the Corporation Counsel be and hereby are authorized and directed to change any chapter numbers, article numbers and section numbers in the event the codification of this Ordinance reveals that there is conflict between those numbers and the existing code.

**NOTE:** All new material is underlined. Words in [brackets] are omitted.  
For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

JM/kn  
8/11/14

APPROVED AS TO LEGAL FORM

Certification Required ☐  
Not Required ☐

Corporation Counsel

APPROVED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

Business Administrator

## **RESOLUTION FACT SHEET – NON-CONTRACTUAL**

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

### **Full Title of Ordinance/Resolution**

**ORDINANCE AUTHORIZING THE AMENDMENT OF CHAPTER 3 (ADMINISTRATION OF GOVERNMENT), ARTICLE XI (DEPARTMENT OF PUBLIC SAFETY), SUB-ARTICLE I (DIVISION OF POLICE) TO ALLOW FOR THE ACCEPTANCE OF CREDIT CARD PAYMENTS**

### **Initiator**

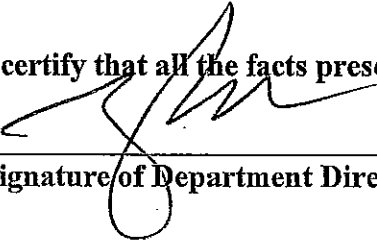
Department/Division	Business Administration	Budget
Name/Title	Donna Mauer	Chief Financial Officer
Phone/email	(201) 547-5990	dmauer@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

### **Resolution Purpose**

The current version of the Municipal Code is specific in regards to what methods of payment are allowable for payment into the "Off-Duty Employment Trust Account." This ordinance will amend the code to allow for "credit card or electronic payments" to be used for payment into the "Off-Duty Employment Trust Account."

**I certify that all the facts presented herein are accurate.**

  
\_\_\_\_\_  
**Signature of Department Director**

  
\_\_\_\_\_  
**Date**

# Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. 14.092

TITLE: 3.A. AUG 20 2014 4.A. SEP 10 2014

Ordinance authorizing the amendment of Chapter 3 (Administration of Government), Article XI (Department of Public Safety), Sub-Article 1 (Division of Police) to allow for the acceptance of credit card payments.

RECORD OF COUNCIL VOTE ON INTRODUCTION AUG 20 2014 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING SEP 10 2014 9-0											
Councilperson LAVARRO moved, seconded by Councilperson RIVERA to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.—Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson moved to amend* Ordinance, seconded by Councilperson & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMANN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE SEP 10 2014 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

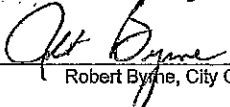
✓ Indicates Vote

N.V.—Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on AUG 20 2014


Adopted on second and final reading after hearing on SEP 10 2014

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on SEP 10 2014

  
Robert Byrne, City Clerk

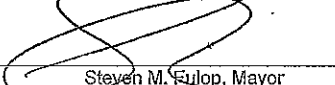
\*Amendment(s):

APPROVED:

  
Rolando R. Lavarro, Jr., Council President

Date SEP 10 2014

APPROVED:

  
Steven M. Fulop, Mayor

Date SEP 11 2014

Date to Mayor SEP 11 2014

City Clerk File No. Ord. 14.093

Agenda No. 3.B 1st Reading

Agenda No. 4.B. 2nd Reading & Final Passage



## ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 14.093

TITLE: AN ORDINANCE RENAMING THE NEW WEST DISTRICT POLICE FACILITY  
THE "DETECTIVE MELVIN VINCENT SANTIAGO POLICE FACILITY"

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

**WHEREAS**, Detective Melvin Vincent Santiago was born on June 28, 1991 in Hoboken, New Jersey, the first born child of Catherine (nee DeFazio) McBride and stepson of Alexander McBride; and

**WHEREAS**, although Melvin lived in upstate New York as a young boy, he returned to Jersey City; and

**WHEREAS**, Melvin attended Public School #38 and CREATE Charter High School; and

**WHEREAS**, Santiago was one of three Hudson County high school seniors to earn the New Jersey Rising Scholars Award; and

**WHEREAS**, upon graduating from the CREATE in 2009, he studied criminal justice at Hudson County Community College, while working in the pharmacy at Target; and

**WHEREAS**, Melvin was an All County Soccer Goalie, a member of the baseball team and a certified scuba diver;

**WHEREAS**, a complete sportsman and fan, Melvin loved spending time with his brother Alex playing video games, go-carting, bowling and playing soccer; and

**WHEREAS**, even as a child, Melvin always wanted to be a police officer and at the age of 18, Santiago took the test for the police department; and

**WHEREAS**, in July of 2013, he entered the Jersey City Police Academy; and

**WHEREAS**, Melvin was sworn in as a Police Officer December 12, 2013, realizing his dream and following in the footsteps of his beloved uncle, Frank DeFazio; and

**WHEREAS**, as a police officer, Melvin was hard working, conscientious, strong and considerate of others; and

**WHEREAS**, Melvin believed that good would prevail over evil, and that the vulnerable especially needed protection; and

**WHEREAS**, Melvin asked to be assigned to serve in the West District so that he could guard the community which was his home, understanding that serving as a police officer while dangerous, was also the highest call to service; and

AN ORDINANCE RENAMING THE NEW WEST DISTRICT POLICE FACILITY  
THE "DETECTIVE MELVIN VINCENT SANTIAGO POLICE FACILITY"

**WHEREAS**, Melvin is survived by his beloved mother Catherine McBride and his step dad, Alexander McBride; his loving brother Alexander McBride, Jr., and dear uncle Frank DeFazio, Ret. JCPD and his wife Shazi DeFazio, his Godmother Marianne Romito, Marino Romito, Renee Roselle and her husband, Joseph Roselle, Ret. JCPD, Vincent DeFazio, HC Corrections and his wife Karen, Aggie Hernandez (Henry), Jennie Soto (Willie); and a host of great aunts, uncles and cousins.

**NOW, THEREFORE, BE IT ORDAINED**, that the Municipal Council deems it fitting and most appropriate to honor the memory of Detective Melvin Vincent Santiago by renaming the new West District Police Facility, the "Detective Melvin Vincent Santiago Police Facility".

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

/he

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☐

Not Required ☐

APPROVED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

Business Administrator

# Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. 14,093

TITLE: 3.B. AUG 20 2014 4.B. SEP 10 2014

An ordinance renaming the new west district police facility the "Detective Melvin Vincent Santiago Police Facility".

RECORD OF COUNCIL VOTE ON INTRODUCTION AUG 20 2014 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING SEP 10 2014 9-0											
Councilperson <u>COLEMAN</u> moved, seconded by Councilperson <u>RAMCHAL</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

TELISSA DOWLING

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson moved to amend* Ordinance, seconded by Councilperson & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE SEP 10 2014 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on AUG 20 2014

Adopted on second and final reading after hearing on SEP 10 2014

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on SEP 10 2014

Robert Byrne, City Clerk

\*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date SEP 10 2014

APPROVED:

Steven M. Fulop, Mayor

Date SEP 11 2014

Date to Mayor SEP 11 2014

City Clerk File No. Ord. 14.094

Agenda No. 3.C 1st Reading

Agenda No. 4.C 2nd Reading & Final Passage



## ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 14.094

TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE III (PARKING, STANDING AND STOPPING) AMENDING SECTION 332-22 (PARKING PROHIBITED AT ALL TIMES) OF THE JERSEY CITY CODE DESIGNATING NO PARKING ANY TIME IN FRONT OF ALLARIS, 330 NINTH STREET

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

1. Chapter 332 (Vehicles and Traffic) Article III (No Parking Any Time) of the Jersey City Code is hereby supplemented as follows:

Section 332-22 PARKING PROHIBITED AT ALL TIMES

No person shall park a vehicle on any of the streets or parts thereof described.

Name of Street	Side	Limits
Ninth St	Both	Manila Av to Marin Blvd
	<u>North</u>	<u>184 feet east of Brunswick St to a point 200 feet east</u>
	North	West of Brunswick St
	South	Brunswick St to a point 80 feet west thereof

2. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
3. This ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
4. This ordinance shall take effect at the time and in the manner as provided by law.
5. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All new material to be inserted is underscored.

JDS:pc  
(08.06.14)

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☐

Not Required ☐

APPROVED:  
Director of Traffic & Transportation

APPROVED:  
Municipal Engineer

APPROVED:  
Dir., Architecture, Engineering, Traffic and Transportation

APPROVED:  
Business Administrator



**RESOLUTION FACT SHEET -- NON-CONTRACTUAL**

This summary sheet is to be attached to the front of any ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

**Full Title of Ordinance**

AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE III (PARKING, STANDING AND STOPPING) AMENDING SECTION 332-22 (PARKING PROHIBITED AT ALL TIMES) OF THE JERSEY CITY CODE DESIGNATING NO PARKING ANY TIME IN FRONT OF ALLARIS, 330 NINTH STREET

**Initiator**

Department/Division	Administration	Architecture, Engineering, Traffic and Transportation
Name/Title	Joao D'Souza at the request of Mary Avagliano on behalf of Allaris, Assisted Living Facility, 330 Ninth Street, JCNJ	Director of Traffic & Transportation
Phone/email	201.547.4470	JOAO@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

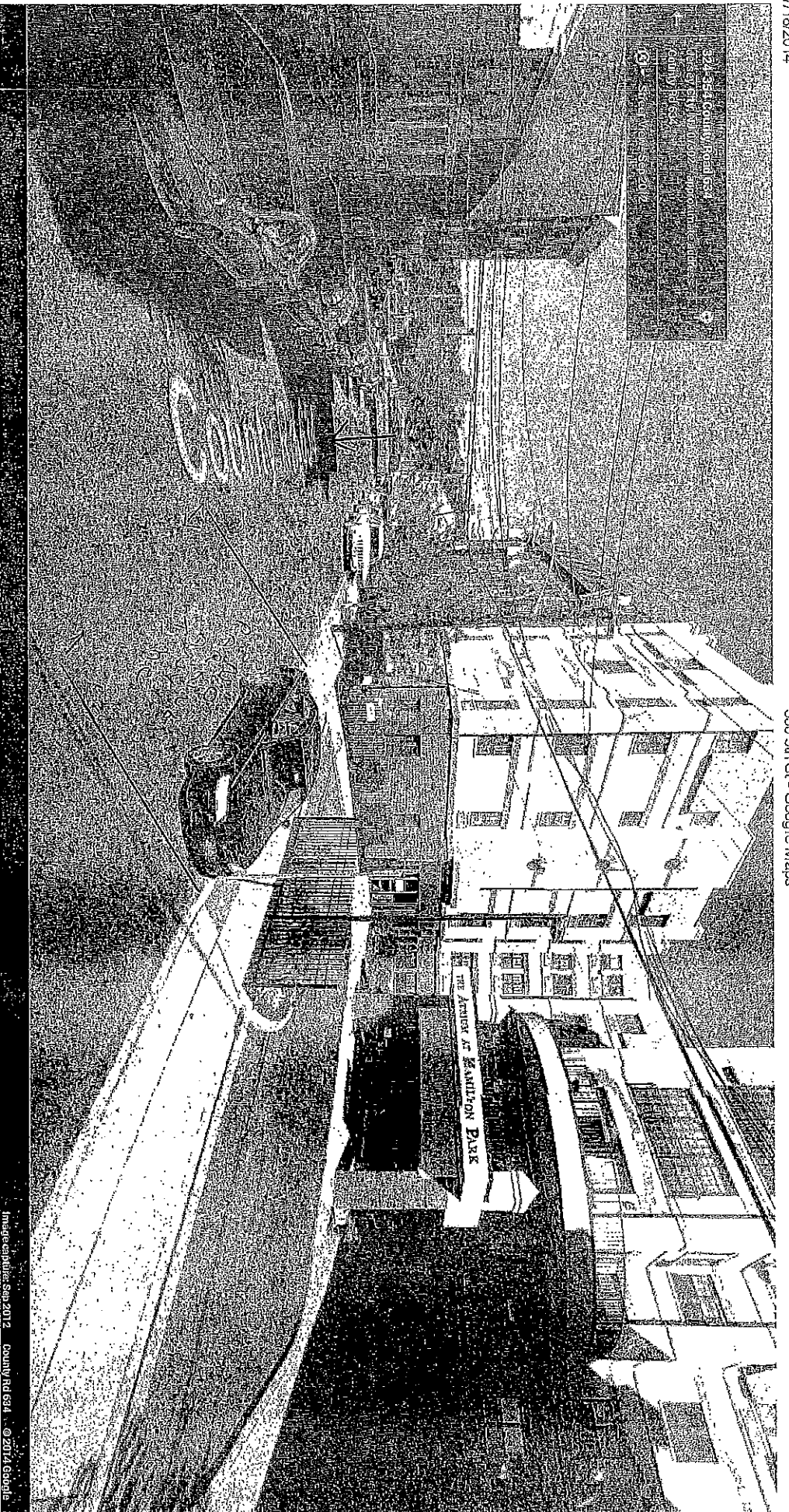
**Resolution Purpose****DESIGNAT NO PARKING ANY TIME IN FRONT OF ALLARIS, 330 NINTH STREET**

Designate "no parking any time" in front of Allaris, an Assisted Living facility located at 330 Ninth St. The parking space measures 16 feet in length and is located between the horseshoe driveways at the entrance to the building. Buses transport day patients, some who are both physically and mentally challenged, to the facility for rehab and residents at the facility to appointments and day trips. The buses are unable to safely navigate out of the driveway with a vehicle parked at this location.

I certify that all the facts presented herein are accurate.

  
Signature of Department Director

8/13/14  
Date



Inside chapter Sep 2012 County Rd 694 © 2014 Google



STEVEN M. FULOP  
MAYOR OF JERSEY CITY

**CITY OF JERSEY CITY**  
DEPARTMENT OF ADMINISTRATION  
DIVISION OF ARCHITECTURE, ENGINEERING,  
TRAFFIC & TRANSPORTATION  
PUBLIC WORKS COMPLEX | 575 ROUTE 440 | JERSEY CITY, NJ 07305  
P: 201 547 4470 | F: 201 547 4703



ROBERT KAKOLESKI  
BUSINESS ADMINISTRATOR

**MEMORANDUM**

**DATE:** August 5, 2014

**TO:** Jeremy Farrell, Corporation Counsel

**FROM:** Patricia Logan, Supervising Traffic Investigator  
Division of Architecture, Engineering, Traffic and Transportation

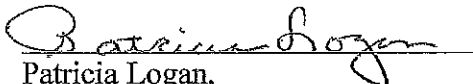
**SUBJECT:** PROPOSED ORDINANCE

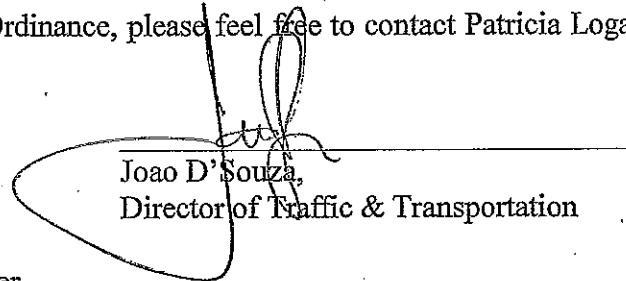
Attached for your review, is an Ordinance proposed by this Division, (for Municipal Council approval), designating a 16 foot area in front of the Allaris, an Assisted Living Facility located at 330 Ninth Street, as "no parking any time."

The parking restriction was requested by Mary Avagliano on behalf of Allaris. Buses transport day patients, some who are both physically and mentally challenged, to the facility for rehab and residents of the facility to appointments and day trips. The buses are unable to navigate the turn from the driveway to east on Ninth St when there is a vehicle parked between the two driveways.

It is anticipated the Ordinance will be listed on the Agenda for the August 20, 2014 Municipal Council Meeting.

If you have any questions regarding the Ordinance, please feel free to contact Patricia Logan at [PatriciaL@icnj.org](mailto:PatriciaL@icnj.org) or at extension 4492.

  
Patricia Logan,  
Supervising Traffic Investigator

  
Joao D'Souza,  
Director of Traffic & Transportation

C: Stanley Huang, P.E., Municipal Engineer  
Brian Weller, L.L.A., ASLA, Director, Architecture, Engineering, Traffic and Transportation  
Muhammed Akil, Chief of Staff  
Robert Byrne, City Clerk  
Robert Kakoleski, Business Administrator

# Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. 14.094

TITLE:

3.C. AUG 20 2014 4.C. SEP 10 2014

An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) amending Section 332-22 (Parking Prohibited at All Times) of the Jersey City Code designating no parking any time in front of Alaris, 330 Ninth Street.

RECORD OF COUNCIL VOTE ON INTRODUCTION AUG 20 2014 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING SEP 10 2014 7-0											
Councilperson LAVARRO moved, seconded by Councilperson COLEMAN to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
RAMCHAL	ABSENT			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

SPEAKERS:

N.V.--Not Voting (Abstain)

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson moved to amend* Ordinance, seconded by Councilperson & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMANN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE SEP 10 2014 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on AUG 20 2014  
Adopted on second and final reading after hearing on SEP 10 2014

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on SEP 10 2014

Robert Byrne, City Clerk

\*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date

SEP 10 2014

APPROVED:

Steven M. Fulop, Mayor

Date

SEP 11 2014

Date to Mayor

SEP 11 2014

City Clerk File No. Ord. 14.095

Agenda No. 3.D 1st Reading

Agenda No. 4.D 2nd Reading & Final Passage



## ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE  
offered and moved adoption of the following ordinance:

CITY ORDINANCE 14.095

TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE III (PARKING, STANDING AND STOPPING) AND ARTICLE IX (PARKING FOR THE DISABLED) OF THE JERSEY CITY CODE DESIGNATING A RESERVED PARKING SPACE THE RESERVED PARKING SPACE AT 310-308 ACADEMY STREET; 177 BARTHOLDI AVENUE; 131-133 BOYD AVENUE; 411-413 CATOR AVENUE; 71 CLARKE AVENUE; 60 CLENDENNY AVENUE; 196 CLENDENNY AVENUE; 225 COLUMBIA AVENUE; 102 FERRY STREET; 248 FOURTH STREET; 66 GAUTIER AVENUE; 84 HARMON STREET; 74-72 LINDEN AVENUE; 19 MADISON AVENUE; 281 MONMOUTH STREET; 113 NELSON AVENUE; 257 RANDOLPH AVENUE; 364 RANDOLPH AVENUE AND 116 TERRACE AVENUE AND AMEND THE RESERVED PARKING SPACE AT 323-325 PACIFIC AVENUE

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

1. Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) and Article IX (Parking for the Disabled) of the Jersey City Code is hereby supplemented as follows:

Section 332-29 Disabled Parking Manual  
Section 332-69 Restricted parking zones in front of or near residences of disabled drivers.

### PARKING FOR THE DISABLED

Restricted parking spaces, (measuring approximately 22 feet in length) in front of residential building for use by persons who have been issued special vehicle identification cards by the Division of Motor Vehicles and handicapped parking permits issued by the Traffic Division.

<u>Nathalie Barreto</u>	<u>310-308 Academy St</u>
<u>Cheryl Jamison</u> [Nancy B. Washington]	<u>177 Bartholdi Av</u>
<u>Mina George</u>	<u>131-133 Boyd Av</u>
<u>Socorro &amp; Wilfredo Paredes</u> [Golois Freeman]	<u>413-411 Cator Av</u>
<u>Dawn Berrios</u>	<u>71 Clarke Av</u>
<u>Hanna Henedy</u>	<u>60 Clendenny Av</u>
<u>Patrick Geoghegan</u>	<u>196 Clendenny Av</u>
<u>Carolyn Artificio</u> [Helen Drozowski]	<u>225 Columbia Av</u>
<u>Carmela Charles</u>	<u>102 Ferry St</u>
<u>Walter Fielding &amp; Ann Blaszyk</u>	<u>248 Fourth St</u>
<u>Esther Jenkins</u>	<u>66 Gautier Av</u>
<u>Colleen Colbert</u>	<u>84 Harmon St</u>
<u>Lorraine Harmon</u>	<u>74-72 Linden Av</u>
<u>Sugrim Dwarka</u>	<u>19 Madison Av</u>
<u>Jesus Reyes</u>	<u>281 Monmouth St</u>
<u>Juan L. Vargas</u>	<u>113 Nelson Av</u>
<u>Queen McGill</u> [Hayward McGill]	<u>323-325 Pacific Av</u>
<u>Richard Johnson</u>	<u>257 Randolph Av</u>
<u>La Vern Washington</u>	<u>364 Randolph Av</u>
<u>Ralph Famularo</u>	<u>116 Terrace Av</u>

JDS:pcl (8.7.14)

2. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
3. This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.
4. This ordinance shall take effect at the time and in the manner as prescribed by law.
5. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

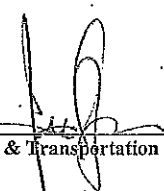
**NOTE:** The new material to be inserted is underscored; the material to be repealed is in *[brackets]*.

JDS:pc1  
(08.07.14)

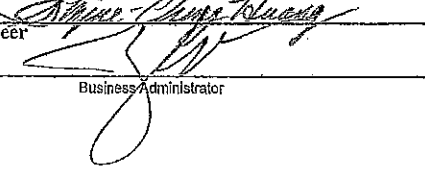
APPROVED AS TO LEGAL FORM

Certification Required ☐  
Not Required ☐

Corporation Counsel

APPROVED:   
Director of Traffic & Transportation

APPROVED:   
Municipal Engineer

APPROVED:   
Business Administrator

**ORDINANCE FACT SHEET – NON-CONTRACTUAL**

This summary sheet is to be attached to the front of any ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

**Full Title of Ordinance**

AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE III (PARKING, STANDING AND STOPPING) AND ARTICLE IX (PARKING FOR THE DISABLED) OF THE JERSEY CITY CODE DESIGNATING A RESERVED PARKING SPACE AT 310-308 ACADEMY STREET; 177 BARTHOLDI AVENUE; 131-133 BOYD AVENUE; 411-413 CATOR AVENUE; 71 CLARKE AVENUE; 60 CLENDENNY AVENUE; 196 CLENDENNY AVENUE; 225 COLUMBIA AVENUE; 102 FERRY STREET; 248 FOURTH STREET; 66 GAUTIER AVENUE; 84 HARMON STREET; 74-72 LINDEN AVENUE; 19 MADISON AVENUE; 281 MONMOUTH STREET; 113 NELSON AVENUE; 257 RANDOLPH AVENUE; 364 RANDOLPH AVENUE AND 116 TERRACE AVENUE AND AMEND THE RESERVED PARKING SPACE AT 323-325 PACIFIC AVENUE

**Initiator**

Department/Division	Administration	Architecture, Engineering, Traffic and Transportation
Name/Title	Joao D'Souza	Director of Traffic & Transportation
Phone/email	201.547.4470	JOAO@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

**Ordinance Purpose**

Designate a reserved parking space at or near the residence of a disabled individual whose application has been reviewed and approved by the Municipal Council Committee for Disabled Parking. This parking space will improve the quality of each of the disabled individual's lives.

There will be approximately 30 u-posts and 38 signs installed at an approximate cost of \$6800.00.

I certify that all the facts presented herein are accurate.

  
Signature of Department Director

  
Date



STEVEN M. FULOP  
MAYOR OF JERSEY CITY

**CITY OF JERSEY CITY**  
DEPARTMENT OF ADMINISTRATION  
DIVISION OF ARCHITECTURE, ENGINEERING,  
TRAFFIC & TRANSPORTATION  
PUBLIC WORKS COMPLEX | 575 ROUTE 440 | JERSEY CITY, NJ 07305  
P: 201 547 4470 | F: 201 547 4703



ROBERT KAKOLESKI  
BUSINESS ADMINISTRATOR

**MEMORANDUM**

**DATE:** August 8, 2014  
**TO:** Jeremy Farrell, Corporation Counsel  
**FROM:** Patricia Logan, Supervising Traffic Investigator  
Division of Architecture, Engineering, Traffic and Transportation  
**SUBJECT:** **PROPOSED ORDINANCE**  
**RESERVED PARKING FOR THE DISABLED**

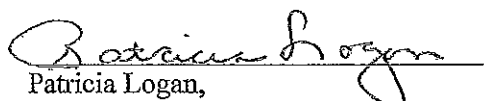
At the request of the Municipal Council Committee for Disabled Parking, attached for your review and signature, is an Ordinance proposed by this Division designating and or amending a reserved parking space at the locations listed on the attached Ordinance.

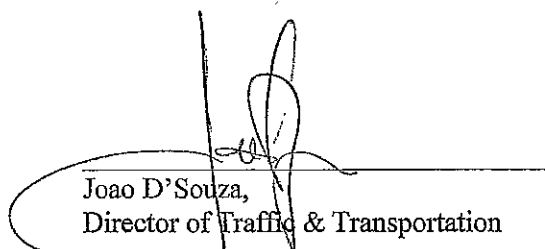
Each location has been approved by the Municipal Council Committee for Disabled Parking.

It is anticipated that this legislation will be on the Agenda for the August 20, 2014 Municipal Council Meeting.

If you have any questions regarding this Ordinance, please feel free to contact Patricia Logan at ex. 4492 or [PatriciaL@jenj.org](mailto:PatriciaL@jenj.org).

Thank you.

  
Patricia Logan,  
Supervising Traffic Investigator

  
Joao D'Souza,  
Director of Traffic & Transportation

C: Stanley Huang, P.E., Municipal Engineer  
Brian Weller, L.L.A., ASLA, Director, Architecture, Engineering, Traffic and Transportation  
Muhammed Akil, Chief of Staff  
Robert Byrne, City Clerk  
Robert Kakolesski, Business Administrator



# Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. 14.095 3.D. AUG 20 2014 4.D. SEP 10 2014  
 TITLE: An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) and Article IX (Parking for the Disabled) of the Jersey City Code designating a reserved parking space at 310-308 Academy Street; 177 Bartholdi Avenue; 131-133 Boyd Avenue; 411-413 Cator Avenue; 71 Clarke Avenue; 60 Clendenny Avenue; 196 Clendenny Avenue; 225 Columbia Avenue; 102 Ferry Street; 248 Fourth Street; 66 Gautier Avenue; 84 Harmon Street; 74-72 Linden Avenue; 19 Madison Avenue; 281 Monmouth Street; 113 Nelson Avenue; 257 Randolph Avenue; 364 Randolph Avenue and 116 Terrace Avenue and amend the reserved parking space at 323-325 Pacific Avenue.

## RECORD OF COUNCIL VOTE ON INTRODUCTION

AUG 20 2014 9-0

COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

## RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING

SEP 10 2014 7-0

Councilperson OSBORNE moved, seconded by Councilperson LAVARRO to close P.H.

COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
RAMCHAL	ABSENT			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

## SPEAKERS:

## RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY

Councilperson moved to amend\* Ordinance, seconded by Councilperson & adopted

COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMANN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

## RECORD OF FINAL COUNCIL VOTE

SEP 10 2014 9-0

COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on AUG 20 2014

Adopted on second and final reading after hearing on SEP 10 2014

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on SEP 10 2014

Robert Byrne  
 Robert Byrne, City Clerk

APPROVED:

Rolando R. Lavarro, Jr.

Rolando R. Lavarro, Jr., Council President

Date SEP 10 2014

APPROVED:

Steven M. Fulop

Steven M. Fulop, Mayor

Date SEP 11 2014

Date to Mayor SEP 11 2014

\*Amendment(s):

City Clerk File No. Ord. 14.096  
Agenda No. 3.E 1st Reading  
Agenda No. 4.E. 2nd Reading & Final Passage



## ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE  
offered and moved adoption of the following ordinance:

CITY ORDINANCE 14.096

**TITLE: AN ORDINANCE TO MAKE A TECHNICAL AMENDMENT TO THE CITY'S PAID SICK LEAVE ORDINANCE TO CORRECT TYPOGRAPHICAL ERRORS IN SECTIONS § 3-52B(3),(7),(8) and (10)**

**THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:**

**WHEREAS**, in preparing the Jersey City Paid Sick Leave Ordinance for codification in the Municipal Code the City Clerk noticed discrepancies between the title of Section B entitled "Accrual of Unpaid Sick Time Section" and the text of Section B which referenced paid sick time in subparts (3)(7)(8) and (10); and

**WHEREAS**, the Law Department reviewed the text of the Ordinance and agreed that theses subparts should be amended to avoid confusion; and

**WHEREAS**, amending the Jersey City Paid Sick Leave Ordinance to correct these typographical errors is in the best interest of the City.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of Jersey City that § 3-52B(3)(7)(8)(10) be amended as follows:

**B. Accrual of Unpaid Sick Time.**

1. Employees who are not entitled to paid sick time under this ordinance, shall accrue a minimum of one hour of unpaid sick time for every 30 hours worked.
2. Employers who employ less than ten employees for compensation are not required to provide more than 40 hours of unpaid sick time in a calendar year. In determining the number of employees performing work for an employer, all employees performing work for compensation on a full-time, part-time, or temporary basis shall be counted, provided that where the number of employees who work for an employer for compensation fluctuates, business size may be determined for the current calendar year based upon the average number of employees who worked for compensation during the preceding calendar year.
3. Employees who are exempt from overtime requirements under 29 U.S.C. § 201 et seq. of the Federal Fair Labor Standards Act are assumed to work 40 hours in each work week for purposes of unpaid sick time accrual unless their normal work week is less than 40 hours, in which case unpaid sick time accrues based upon that normal work week.
4. Unpaid sick time as provided in this section begins to accrue at the commencement of employment.
5. Employees begin to accrue unpaid sick time on the first day of employment. Employees are entitled to use accrued unpaid sick time beginning on the 90th calendar day of their employment. After the 90th calendar day of employment, employees may use unpaid sick time as it is accrued.
6. Unpaid sick time is carried over to the following calendar year except that no employer is required to carry over more than 40 hours of unpaid sick time from one calendar year to

the next and nothing in this section entitles an employee to use more than 40 hours of unpaid sick time in a calendar year.

7. Any employer with a **paid sick** leave policy, such as a **paid** time off policy, that provides an amount of **paid sick** leave sufficient to meet the total annual accrual requirements of this section that may be used for the same purposes and under the same conditions as **paid** sick time under this Ordinance is not required to provide additional **paid** sick time.
8. Nothing in this section shall be construed as requiring financial or other reimbursement to an employee from an employer upon the employee's termination, resignation, retirement, or other separation from employment for accrued **paid** sick time that has not been used.
9. If an employee is transferred to a separate division, entity, or location, but remains employed by the same employer, the employee is entitled to all unpaid sick time accrued at the prior division, entity, or location and is entitled to use all unpaid sick time as provided in this section. If there is a separation from employment and the employee is rehired within six (6) months of separation, previously accrued unpaid sick time that had not been used shall be reinstated. Further, the employee is entitled to use accrued unpaid sick time and accrue additional unpaid sick time at the re-commencement of employment.
10. When a different employer succeeds or takes the place of an existing employer, all employees of the original employer who remain employed by the successor employer are entitled to all **unpaid** sick time accrued when employed by the original employer and are entitled to use all **unpaid** sick leave previously accrued.
11. At its discretion, an employer may loan sick time to an employee in advance of accrual by such employee.
- I. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.
- II. This Ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City shall have this Ordinance codified and incorporated in the official copies of the Jersey City Code.
- III. This Ordinance shall take effect at the time and in the manner as provided by law.
- IV. The City Clerk and the Corporation Counsel be and hereby are authorized and directed to change any chapter numbers, article numbers and section numbers in the event the codification of this Ordinance reveals that there is conflict between those numbers and the existing code.

**Note:** All new material is underlined; words in **boldface** and ~~struck through~~ are omitted.  
For purposes of advertising only, new matter is **boldface** and repealed by *italics*.

JJH  
8/11/14

APPROVED AS TO LEGAL FORM

Certification Required ☐  
Not Required ☐

Corporation Counsel

APPROVED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

Business Administrator

**ORDINANCE FACT SHEET -- NON-CONTRACTUAL**

This summary sheet is to be attached to the front of any Ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the Ordinance.

**Full Title of Ordinance**

AN ORDINANCE TO MAKE A TECHNICAL AMENDMENT TO THE CITY'S PAID SICK LEAVE  
ORDINANCE TO CORRECT TYPOGRAPHICAL ERRORS IN SECTIONS § 3-52B(3),(7),(8) and (10)

**Initiator**

Department/Division	Department of Law	
Name/Title	John J. Hallanan III	Assistant Corporation Counsel
Phone/email	(201)-547-5952	jhallanan@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

**Ordinance Purpose**

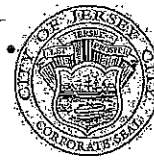
To eliminate confusion regarding Section B (3)(7)(8) and (10) of the Jersey City Paid Sick Leave Ordinance, references to paid sick time will be amended to read "unpaid sick time" or "sick time" as the case may be so as to be consistent with the section heading.

I certify that all the facts presented herein are accurate.

John J. Hallanan III  
Signature

8/13/14  
Date

# Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. 14.096

TITLE: 3.E. AUG 20 2014 4.E. SEP 10 2014

An ordinance to make a technical amendment to the city's paid sick leave ordinance to correct typographical errors in Sections §3-52b(30), (7), (8) and (10).

RECORD OF COUNCIL VOTE ON INTRODUCTION AUG 20 2014 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING SEP 10 2014 8-0											
Councilperson <u>LAVARRO</u> moved, seconded by Councilperson <u>COLEMAN</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	ABSENT			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson moved to amend* Ordinance, seconded by Councilperson & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMANN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE SEP 10 2014 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on AUG 20 2014

Adopted on second and final reading after hearing on SEP 10 2014

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on SEP 10 2014

Robert Byrne, City Clerk

\*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date SEP 10 2014

APPROVED:

Steven M. Fulop, Mayor

Date SEP 11 2014

Date to Mayor SEP 11 2014

City Clerk File No. Ord. 14.097

Agenda No. 3.F 1st Reading

Agenda No. 4.F. 2nd Reading & Final Passage



## ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE  
offered and moved adoption of the following ordinance:

CITY ORDINANCE 14.097

**TITLE:**

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN**

**WHEREAS**, the Municipal Council of the City of Jersey City, adopted the Journal Square 2060 Redevelopment Plan at its meeting of July 14, 2010, Ordinance #10-103; and

**WHEREAS**, the Municipal Council seeks to promote the continuing redevelopment of the area by updating the standards and regulations within the redevelopment plan and by incorporating the nearby Sip/Van Wagenen Redevelopment Plan into the Journal Square 2060 Redevelopment Plan; and

**WHEREAS**, a copy of the amended text is attached hereto and made a part hereof, and is available for public inspection at the Offices of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ; and

**WHEREAS**, the following amendments to the Journal Square 2060 Redevelopment Plan have been reviewed by the Jersey City Planning Board at its meeting of June 17, 2014; and

**WHEREAS**, the Planning Board voted to recommend adoption of these amendments by the Municipal Council; and

**NOW, THEREFORE, BE IT ORDAINED** by the Municipal Council of the City of Jersey City that the recommended amendments to the Journal Square 2060 Redevelopment Plan be, and hereby are, adopted.

**BE IT FURTHER ORDAINED THAT:**

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-16 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is hereby directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

Robert D. Cotter, PP, FAICP, Director of Planning

APPROVED AS TO LEGAL FORM

\_\_\_\_\_  
Corporation Counsel

APPROVED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

\_\_\_\_\_  
Business Administrator

Certification Required ☐

Not Required ☐

**ORDINANCE/RESOLUTION FACT SHEET -- NON-CONTRACTUAL**

This summary sheet is to be attached to the front of any resolution/ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution/ordinance.

**Full Title of Ordinance/Resolution**

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING  
AMENDMENTS TO THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN**

**Initiator**

Department/Division	HBDC	City Planning
Name/Title	Robert Cotter, PP, AICP	Director
	Jeff Wenger, AICP	Principal Planner
Phone/email	201-547-5010	bobbye@jcnj.org / jeff@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

**Purpose**

This ordinance incorporates the Sip Van Wagenen Redevelopment Plan into the Journal Square 2060 Redevelopment Plan. The ordinance amendment also updates development regulations in the Journal Square 2060 Plan, reducing the land area requirement for corner lot building height bonuses, adds new corner bonus locations, and various building design and yard requirements. This amendment will also permit the conversion of older office buildings to residential use and minor changes to the land use plan.



I certify that all the facts presented herein are accurate.

  
**Signature of Department Director**

8/11/14  
**Date**

# Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. 14.097

TITLE:

3.F. AUG 20 2014 4.F. SEP 10 2014

Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Journal Square 2060 Redevelopment Plan.

RECORD OF COUNCIL VOTE ON INTRODUCTION AUG 20 2014											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMEN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING SEP 10 2014											
Councilperson <u>LAVARRO</u> moved, seconded by Councilperson <u>COLEMAN</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMEN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

## SPEAKERS:

YVONNE BALLER

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMEN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE SEP 10 2014 8-1											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMEN	✓		
BOGGIANO		✓		COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on AUG 20 2014  
 Adopted on second and final reading after hearing on SEP 10 2014

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on SEP 10 2014

Robert Byrne  
 Robert Byrne, City Clerk

\*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date SEP 10 2014

APPROVED:

Steven M. Fulop, Mayor

Date SEP 11 2014

Date to Mayor SEP 11 2014



City Clerk File No. Ord. 14.098

Agenda No. 3.6 1st Reading

Agenda No. 4.6 2nd Reading & Final Passage



## ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE  
offered and moved adoption of the following ordinance:

CITY ORDINANCE 14.098

**TITLE:**

**ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY TO EXECUTE A SIX MONTH LEASE AGREEMENT WITH 3000 KENNEDY BLVD, LLC FOR THE USE OF 27 PARKING SPACES AT 3000 JOHN F. KENNEDY BOULEVARD TO BE USED FOR JOURNAL SQUARE EMPLOYEE PARKING**

**THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:**

**WHEREAS**, the City of Jersey City ("City") requires a parking facility for employees who work at 1 Journal Square Plaza, Jersey City, New Jersey; and

**WHEREAS**, 3000 Kennedy Blvd., LLC operates a parking facility located at 3000 John F. Kennedy Boulevard, Jersey City, New Jersey 07306 ("Facility"); and

**WHEREAS**, 3000 Kennedy Blvd., LLC agrees to lease the City twenty-seven (27) reserved parking spaces at the Facility; and

**WHEREAS**, the City will use the reserved parking spaces as Journal Square Employee Parking and for no other purpose; and

**WHEREAS**, the monthly rent shall be as follows: One Hundred Twenty Dollars (\$120.00) per parking space per month; and

**WHEREAS**, the lease term shall be six (6) months effective October 1, 2014 and ending on March 31, 2015; and

**WHEREAS**, the City shall have an option to renew the lease for an additional six (6) months upon; and

**WHEREAS**, either party shall have the right to terminate the Lease Agreement without cause by providing ninety (90) days written notice to the other party; and

**WHEREAS**, N.J.S.A. 40A:12-5 provides that a municipality may by ordinance acquire property by lease; and

**WHEREAS**, the sum of \$13,000.00 is available in Account No. 0120131-432-304.

**NOW, THEREFORE, BE IT RESOLVED** by the Municipal Council of the City of Jersey City that:

1. Subject to such modifications as may be deemed necessary or appropriate by Corporation Counsel, the Mayor or Business Administrator is authorized to execute the Lease Agreement attached hereto with 3000 Kennedy Blvd., LLC for twenty seven (27) parking spaces at the parking facility located at 3000 John F. Kennedy Boulevard, Jersey City, New Jersey;

2. The term of the lease shall be effective as of October 1, 2014 and shall end on March 31, 2015, and shall continue on a month to month basis until the parties execute a new lease agreement;
3. The rent for the parking spaces shall be as follows: One Hundred Twenty Dollars (\$120.00) per parking space per month;
4. Funding in the amount of \$13,000.00 is available in Account No. 0120131-432-304. The balance of the lease funds will be made available in the 2015 budget and in subsequent Calendar year budgets.
  - a. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
  - b. This ordinance shall be a part of the Jersey city Code as though codified and fully set forth therein. The City shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
  - c. This ordinance shall take effect in the manner as prescribed by law.
  - d. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers, and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

I, \_\_\_\_\_, Donna Mauer, as Chief fiscal Officer, hereby certify that funds in the amount of \$13,000.00 are available for this expenditure in Account No. 0120131-432-304.

CR/kn  
8/11/14

APPROVED AS TO LEGAL FORM

Certification Required ☐  
Not Required ☐

APPROVED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

Corporation Counsel

Business Administrator

**RESOLUTION FACT SHEET - CONTRACT AWARD**

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

**Full Title of Ordinance/Resolution**

**ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY TO EXECUTE A SIX MONTH LEASE AGREEMENT WITH 3000 KENNEDY BLVD, LLC FOR THE USE OF 27 PARKING SPACES AT 3000 JOHN F. KENNEDY BOULEVARD TO BE USED FOR JOURNAL SQUARE EMPLOYEE PARKING**

**Project Manager**

Department/Division	Business Administrator	
Name/Title	Dominick Pandolfo	Supervising Administrative Analyst
Phone/email	(201) 547-4296	Dominick@jcnj.org

Note: Project Manager must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

**Contract Purpose**

For the execution of a Lease Agreement authorizing the City of Jersey City to use 27 parking spaces in the parking lot located at 3000 John F. Kennedy Boulevard at the rate of \$120.00 per parking space per month for the term, commencing October 1, 2014 and expiring six months thereafter on March 31, 2015; with an option to renew the lease for a period of six months.

**Cost (Identify all sources and amounts)**

27 total spaces at \$120/per space/per month

**Contract term (include all proposed renewals)**

October 1, 2014 through March 31, 2015; with an option to renew the lease for six months thereafter.

Type of award Not applicable

If "Other Exception", enter type

**Additional Information**

The 27 parking spaces are replacing the parking spaces which we were renting in the Central Parking Garage. Our 5 year lease with Central was cancelled by the landlord because they are using a portion of the property to construct a new building. If we want to enter into a new lease with Central Parking, the new amount is \$200.00 per space.

I certify that all the facts presented herein are accurate.

Signature of Department Director

Date

8/13/14

## LEASE AGREEMENT

This **AGREEMENT** made this \_\_\_\_ day of August, 2014, between the **CITY OF JERSEY CITY**, a Municipal Corporation of the State of New Jersey, with offices at City Hall, 280 Grove Street, Jersey City, New Jersey 07302 [City or Tenant] and **3000 KENNEDY BLVD, LLC** with offices at 3000 Kennedy Boulevard, Suite 313B, Jersey City, NJ 07306 [Landlord.]

Whereas, the City requires parking facilities for employees whose offices are at One Journal Square Plaza, Jersey City; and

Whereas, the Landlord operates a parking facility at 3000 John F. Kennedy Boulevard, Jersey City, New Jersey 07306 ("Facility"); and

Whereas the Landlord agrees to permit the City to rent twenty-seven (27) parking spaces at the Facility on a twenty-four (24) hour basis, Monday thru Sunday; and

Whereas, the City and Landlord desire to enter into this lease agreement for the rental of parking spaces effective as of October 1, 2014 and expiring six (6) months thereafter on March 31, 2015, with an option to renew the lease for an additional six (6) months thereafter.

Now, therefore, in consideration of the mutual promises and covenants set forth herein, the parties agree as follows:

### ARTICLE I

#### Premises

Landlord does hereby lease to the City and the City does hereby rent from the Landlord the following premises: twenty-seven (27) parking spaces at the Facility, as depicted in Exhibit A. During the lease term, the City shall have the right to reduce or increase the number of parking spaces that it uses by as many as five (5) spaces, subject to the availability of the requested number of spaces.

## ARTICLE II

### Term

This lease agreement shall be for a term of six (6) months effective as of October 1, 2014 and ending on March 31, 2015. The City shall have the option to renew this lease agreement for an additional six (6) months upon one (1) month's written notice to the Landlord.

## ARTICLE III

### Use

Under the terms of this lease, the City shall have the right to use and occupy twenty-seven (27) parking spaces located at Licensor's Facility. The City's use of the leased spaces shall be restricted to the list of vehicles listed on Exhibit B.

## ARTICLE IV

### Payment of Rent

The City agrees to pay Landlord as monthly rent for and during the term of this lease agreement as follows: One Hundred Twenty Dollars (\$120.00) per parking space per month, payable on the first day of each month. Payments must be mailed to Landlord's office, 3000 John F. Kennedy Boulevard, Suite 313B, Jersey City, New Jersey 07306. In the event that the City exercises its right to decrease or increase the number of parking spaces, the monthly rent shall be reduced or increased accordingly upon 30 days' written notice to landlord prior to the following full month.

## ARTICLE V

### Property Damage/ Loss

The City shall hold Landlord harmless for any lost, stolen, or damaged property that is not due to the recklessness or negligence of Landlord, its agents, employees, and/or officials.

The City also agrees to assume any charges associated with the towing of any of the City's vehicles parked in the Facility.

## ARTICLE VI

### Termination

The term of this lease is for six (6) months. Either party shall have the right to terminate the lease at any time during its term by giving the other party ninety (90) days' written notice prior to the effective date of termination.

## ARTICLE VII

### Validity of Lease

The terms, conditions, covenants, and provisions of this Lease shall be deemed to be severable. If any clause or provision herein contained shall be adjudged to be invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable law, it shall not affect the validity or any other clause or provision herein, but such other clauses or provisions shall remain in full force and effect.

## ARTICLE VIII

### Notices

All notices required under the terms of this Lease shall be given and shall be complete by mailing such notices by certified mail, return receipt requested, or by hand delivery to the addresses below:

City:

City of Jersey City  
Robert Kakoleski, CMFO, Business Administrator  
City Hall  
280 Grove Street, Room 108  
Jersey City, New Jersey 07302

Licensor:

3000 Kennedy Blvd, LLC  
3000 John F. Kennedy Blvd., Suite 313B  
Jersey City, New Jersey 07306

ARTICLE IX

Entire Contract

This lease contains the entire agreement between the parties. No representative, agent, or employee of the Landlord has been authorized to make any representations or promise with reference to the within to vary, alter, or modify the terms hereof. No additions, changes or modifications, renewals or extensions hereof, shall be binding unless reduced to writing and signed by the Landlord and the City.

ARTICLE X

Insurance

The City agrees to supply Landlord with a certificate of insurance evidencing liability coverage naming Landlord as an additional insured. The City shall supply Landlord with the certificate of insurance prior to commencement of the lease, and such coverage shall remain in effect throughout the term of the lease.

IN WITNESS WHEREOF, the parties to this agreement have executed this Lease Agreement as of the \_\_\_\_\_ day of August, 2014.

ATTEST:

CITY OF JERSEY CITY

\_\_\_\_\_  
ROBERT BYRNE  
City Clerk

\_\_\_\_\_  
ROBERT KAKOLESKI  
Business Administrator

WITNESS:

CENTRAL PARKING SYSTEM OF  
NEW JERSEY

\_\_\_\_\_  
By: \_\_\_\_\_

\_\_\_\_\_  
By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

# Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. 14.098

TITLE:

3.G. AUG 20 2014

4.G. SEP 10 2014

Ordinance authorizing the City of Jersey City to execute a six month lease agreement with 3000 Kennedy Boulevard, LLC for the use of 27 parking spaces at 3000 John F. Kennedy Boulevard to be used for Journal Square Employee Parking.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
AUG 20 2014 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
SEP 10 2014 9-0											
Councilperson <u>LAVARRO</u> moved, seconded by Councilperson <u>COLEMAN</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V. - Not Voting (Abstain)

SPEAKERS:

JAYSON BURG

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMANN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
SEP 10 2014 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V. - Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on AUG 20 2014  
 Adopted on second and final reading after hearing on SEP 10 2014

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on SEP 10 2014

Robert Byrne, City Clerk

\*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President  
SEP 10 2014

Date

APPROVED:

Steven M. Fulop, Mayor  
SEP 11 2014

Date

Date to Mayor SEP 11 2014



## **ORDINANCE OF JERSEY CITY, N.J.**



COUNCIL AS A WHOLE  
offered and moved adoption of the following ordinance:

CITY ORDINANCE 14.100

TITLE:

**AN ORDINANCE VACATING A PORTION OF BRAMHALL AVENUE  
CONSISTING OF APPROXIMATELY 3,000 SQUARE FEET FOR  
DEVELOPMENT OF BERRY LANE PARK**

**THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:**

**WHEREAS**, the City of Jersey City (the "City") does possess rights-of-way through all public streets, thoroughfares and sidewalks located within the City; and

**WHEREAS**, the City is authorized pursuant to N.J.S.A. 40:67-1 et seq. and N.J.S.A. 40-A:12-5 to establish, change the grade of or vacate any public street, highway, lane or alley, or any part thereof at the discretion of the City; and

**WHEREAS**, the Jersey City Redevelopment Agency, ("Petitioner") has filed a petition with the Municipal Council of the City of Jersey City requesting the vacation of a portion of Bramhall Avenue, depicted attached to the Vacation Map, attached as Exhibit "A" to the Ordinance and is more particularly described by the metes and bound description Exhibit "B" and ; and

**WHEREAS**, Bramhall Avenue is located within the City of Jersey City, County of Hudson, State of New Jersey; and

**WHEREAS**, there is no municipal or public need for the portion of Bramhall Avenue and the Petitioner now desires that this portion of Bramhall Avenue be vacated; and

**WHEREAS**, the area being vacated is no longer necessary for the general public use, and the rights of the public will not be injuriously or adversely affected by the requested vacation, and such vacation advances the public safety and welfare; and

**WHEREAS**, the City is authorized to vacate that portion of Bramhall Avenue as set forth in Exhibit "A"; and

**WHEREAS**, the City and the Petitioner each own part of the property located on the adjacent lots immediately east of the desired portion of Bramhall Avenue to be vacated, more specifically identified as Block 18901, Lot 18 on the official Tax Map of the City of Jersey City (the "Property"); and

**WHEREAS**, the vacated parcel will be improved as part of Berry Lane Park, a public park dedicated to the city for which the Petitioner is acting as the project leader on behalf of the City ; and

**WHEREAS**, the desired portion of Bramhall Avenue to be vacated is a "paper dedicated street" and not an active public right-of-way; and

**WHEREAS**, the Municipal Engineer and Municipal Traffic Engineer have reviewed and approved the proposed vacation of this portion of Bramhall Avenue; and

**WHEREAS**, said Petition has been duly advertised and proof of the giving of due notice of the Petition requesting enactment of this ordinance as required by law has been filed with the City Clerk, and the Municipal Council having held a public hearing thereon, and no objections having been made thereto;

**NOW THEREFORE**, be it ordained by the Municipal Council of the City of Jersey City that:

**Section I:** All parts or portions of Bramhall Avenue adjacent to Block 18901, Lot 18, and as hereinafter more particularly described and as are shown and delineated on Exhibit "A", which is annexed to this Ordinance, be and the same are hereby vacated and included into Block 18901, Lot 18, and the public easement and rights therein be and the same are hereby extinguished, which parts of the aforesaid street are more particularly described in the metes and bounds descriptions contained in Exhibit "B" to this Ordinance, which is incorporated herein by reference.

**Section II:** All costs and expenses related to the introduction, passage and publication of this Ordinance, including the preparation and mailing of any and all notices related to this ordinance upon property owners within 200 feet of the area to be vacated, shall be borne and paid by the Petitioner

**Section III:** The Petitioner shall file this Ordinance and the Maps with the Register of the County of Hudson within sixty (60) days after the Ordinance becomes effective.

**Section IV:** This Ordinance shall be subject to the following:

- 1) In the event the utilities, if any, presently located under the roadways being vacated hereunder, are not moved to another location or abandoned in place, an easement in perpetuity is reserved for the benefit of the City of Jersey City, Jersey City Municipal Utilities Authority and all public utility companies, including any cable television company as defined in the "Cable Television Act", P.L. 1972, c. 186 (c. 48:5A-1 et seq.) for the purpose of ingress and egress over and upon the area subject to this vacation ordinance in order to maintain, repair or replace existing utility facilities including water lines, sewer lines, gas lines and telephone, electrical and cable television wires and poles which may be located either beneath or above the surface of the area subject to this vacation ordinance.
- 2) No buildings or structures of any kind may be constructed over the water or sewer utilities within this area subject to the easement without the consent of the Chief Engineer of the City of Jersey City and/or the Jersey City Municipal Utilities Authority unless and until those utilities are relocated and/or abandoned.
- 3) In the event that utilities, if any, presently lying in the portion of Bramhall Avenue being vacated hereby are relocated, then the easement otherwise created under Section IV(1), shall immediately terminate and the same shall be considered as abandoned by the respective utility company.

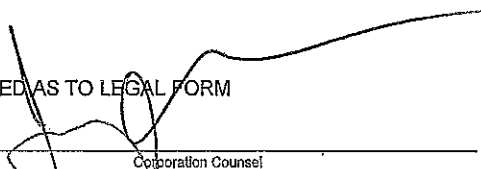
**Section V:** All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

**Section VI:** This Ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this Ordinance codified and incorporated in the official copies of the Jersey City Code.

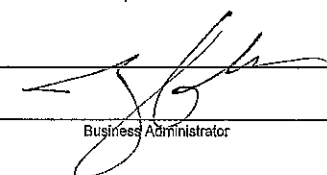
**Section VII:** This Ordinance shall take effect at the time and in the manners provided by law.

**Section VIII:** The City Clerk and the Corporation Counsel are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this Ordinance reveals that there is a conflict between those numbers and the existing code in order to avoid confusion and possible accidental repeal of the existing provisions.

APPROVED AS TO LEGAL FORM

  
\_\_\_\_\_  
Corporation Counsel

APPROVED: \_\_\_\_\_

  
APPROVED: \_\_\_\_\_  
Business Administrator

Certification Required ☐

Not Required ☐

**ORDINANCE/RESOLUTION FACT SHEET**

This summary sheet is to be attached to the front of any ordinance, resolution, cooperation agreement or contract that is submitted for Council consideration. Incomplete or sketchy summary sheets will be returned with the resolution or ordinance. The department, division or agency responsible for the overall implementation of the proposed project or program should provide a concise and accurate statement of facts.

1. **Full Title of Ordinance/Resolution/Cooperation Agreement:**  
AN ORDINANCE VACATING A PORTION OF BRAMHALL AVENUE CONSISTING OF APPROXIMATELY 3,000 SQUARE FEET FOR DEVELOPMENT OF BERRY LANE PARK.
2. **Name and Title of Person Initiating the Ordinance/Resolution, etc.:**  
Benjamin Delisle, Director of Redevelopment, Jersey City Redevelopment Agency, 201-761-0822.
3. **Concise Description of the Program, Project or Plan Proposed in the Ordinance/Resolution:** This Ordinance will authorize the vacation of a portion of Bramhall Avenue in order to effectuate the terms of the Morris Canal Redevelopment Plan as amended which provide for development of park and recreation area.
4. **Reasons (Need) for the Proposed Program, Project, etc:**  
In order to carry out the Morris Canal Redevelopment Plan and the vacation of a portion of Bramhall Avenue is necessary to complete the development of Berry Lane Park.
5. **Anticipated Benefits to the Community:**  
Development of open space and recreation with the creation of the Berry Lane Park.
6. **Cost of Proposed Program, Project, etc. (Indicate the dollar amount of City, State and Federal Funds to be used, as well as match and in-kind contributions.):** N/A
7. **Date Proposed Program or Project Will Commence:**  
Upon adoption of this Ordinance
8. **Anticipated Completion Date:**  
Approximately a year to develop entire park.
9. **Person Responsible for Coordinating Proposed Program, Project, etc.:**  
Benjamin Delisle bdelisle@jcnj.org (201) 761-0822
10. **Additional Comments:**

**I certify that all the Facts Presented Herein are Accurate.**

\_\_\_\_\_  
Signature of Christopher Fiore  
Assistant Executive Director,  
Jersey City Redevelopment Agency

\_\_\_\_\_  
Signature of ANTHONY CRUZ  
Director,  
Department of Housing, Economic  
Development and Commerce

PETITION

TO THE MUNICIPAL COUNCIL OF JERSEY CITY, NEW JERSEY

Your petitioner, the Jersey City Redevelopment Agency (the "Petitioner"), having an address of 66 York Street, Second Floor, Jersey City, New Jersey 07302, respectfully shows:

WHEREAS, the amended Morris Canal Redevelopment Plan, first adopted March 1999, calls for the dedication and development of new park land in the section of the Plan Area that is bounded by the Hudson Bergen Light Rail, Woodward Street, Garfield Avenue and Communipaw Avenue, shown on the Zoning Plan map ("**Map B**," a copy which is attached hereto as Exhibit C), the development of which could include, but is not limited to, playing fields, other recreational facilities, structures, passive recreation and amenities;

WHEREAS, the Jersey City Redevelopment Agency, in close coordination with the City of Jersey City, has been implementing the Redevelopment Plan through the creation of Berry Lane Park; and

WHEREAS, on April 2, 2013, the Jersey City Planning Board heard a presentation on Berry Lane Park and found that the plan for the Park comports with the Jersey City Master Plan; and

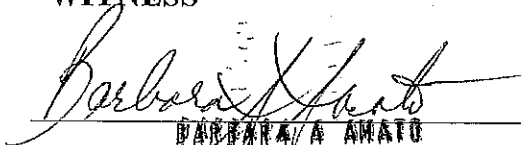
WHEREAS, in order to develop the park, the Petitioner seeks the vacation of a portion of the former Bramhall Avenue measuring approximately 3,000 square feet (the "**Vacation Parcel**"), as depicted on that certain map prepared by Dresdner Robin Environmental Management, dated May 16, 2014, (the "**Vacation Map**", a copy of which is attached hereto as Exhibit A), and as described in that certain metes and bounds description prepared by Dresdner Robin Environmental Management, dated May 16, 2014 and entitled "Deed Description of Right-of-Way Vacation Portion of Bramhall Avenue to be annexed to Block 18901, Lot 18, City of Jersey City, Hudson County, New Jersey (the "**Metes & Bounds Description**", a copy of which is attached hereto as Exhibit B); and


WHEREAS, the Vacation Parcel is not necessary for general public use as a Right of Way, and the rights of the public will not be injuriously or adversely affected by the requested vacation; and

NOW THEREFORE, your Petitioner respectfully requests that the Municipal Council of the City of Jersey City ordain the vacation of the Vacation Parcel for the reasons set forth herein.

WITNESS

JERSEY CITY REDEVELOPMENT AGENCY

  
BARBARA A. AMATO  
NOTARY PUBLIC OF N.J.  
MY COMMISSION EXPIRES  
AUGUST 04, 2018

  
Benjamin Delisle

**EXHIBIT A**  
**Map of Proposed Lot**  
**May 16, 2014**

# REFERENCES:

1. TAX ASSESSMENT MAPS OF THE CITY OF JERSEY CITY, SHEETS 189 AND 198.
2. MAP ENTITLED "SITE PLAN, BUTLER LOFTS, 360 WARREN STREET, BLOCK 114611, LOT 1, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY" PREPARED BY DRESNER ROBIN, DATED 10/18/13 REVISED TO 12/11/13, JOB No. 10309-002

COMMUNIPAW AVENUE (60' WIDE)

PORION OF BRAMHALL AVENUE TO BE VACATED 3,000 SQ. FT 0.069 AC.

BLOCK 18901 LOT 18 CITY OF JERSEY CITY "BERRY LANE PARK"

BLOCK 18901 LOT 18 CITY OF JERSEY CITY "BERRY LANE PARK"

BLOCK 19803 LOT 3 JERSEY CITY REDEVELOPMENT AGENCY "BERRY LANE PARK"

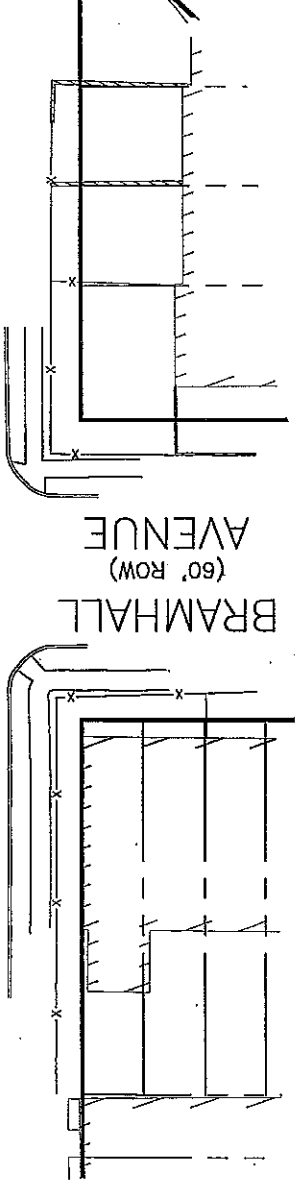
R.O.W. LINES TO BE ELIMINATED 50.00' N64°12'51"W 50.00' S64°12'51"E

POINT OF BEGINNING

CONCRETE MILK CONCRETE CURB S46°37'16"W 64.20' S46°37'16"W 816.09'

WOODWARD STREET (60' WIDE)

NUSPOS MAD 1983 (2007)



GRAPHIC SCALE: 1"=30'

NO.	DATE	ISSUE OF REVISION	BY

## REVISIONS

DRESNER ROBIN

HANSON ENGINEERING DIVISION  
145 ROUTE 46 WEST, SUITE 210, WAYNE, NJ 07470  
TEL: 973-261-1100 FAX: 973-261-1101  
CENTRO OF AUTHORIZATION: 7-5382726000

## EXHIBIT FOR RIGHT OF WAY VACATION

FOR A PORTION OF BRAMHALL AVENUE

TO BE ANNEXED TO BLOCK 18901, LOT 18 CITY OF JERSEY CITY HUDSON COUNTY, NEW JERSEY

PREPARED FOR:

JERSEY CITY REDEVELOPMENT AGENCY

GREG S. GLOOR  
PROFESSIONAL LAND SURVEYOR  
N.J. LICENSE NUMBER: 24-0308718500

DATE	10/18/13
DFG	0563
SCALE	1"=60'
DATE	10/18/14
JOB NO.	00080-785
SHEET	1 OF 1

DUE TO INHERENT ERRORS IN REPRODUCTION METHODS, ERRORS MAY OCCUR WHEN SCALING THIS DRAWING

JOB No. 00080-785

# Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. 14.100

TITLE:

3.7. AUG 20 2014 4.1. SEP 10 2014

An ordinance vacating a portion of Bramhall Avenue consisting of approximately 3,000 square feet for development of Berry Lane Park.

RECORD OF COUNCIL VOTE ON INTRODUCTION AUG 20 2014 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING SEP 10 2014 9-0											
Councilperson LAVARRO moved, seconded by Councilperson COLEMAN to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

## SPEAKERS:

JAYSON BURG  
RUTHIE BUTLER

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson moved to amend* Ordinance, seconded by Councilperson & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMANN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE SEP 10 2014 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on AUG 20 2014  
Adopted on second and final reading after hearing on SEP 10 2014

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on SEP 10 2014

Robert Byrne, City Clerk

\*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date

SEP 10 2014

APPROVED:

Steven M. Fulop, Mayor

Date

SEP 11 2014

Date to Mayor

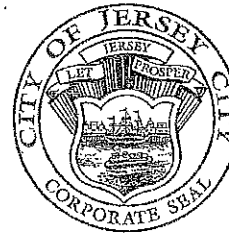
SEP 11 2014



City Clerk File No. Ord. 14.101

Agenda No. 3.J 1st Reading

Agenda No. 4.J 2nd Reading & Final Passage



## ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE  
offered and moved adoption of the following ordinance:

CITY ORDINANCE 14.101

**TITLE ORDINANCE APPROVING A 10 YEAR TAX EXEMPTION FOR A MIXED USE MARKET RATE RESIDENTIAL RENTAL PROJECT TO BE CONSTRUCTED BY LHN OWNER URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.**

**THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:**

**WHEREAS**, LHN Owner Urban Renewal, LLC, is an urban renewal entity, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 1992, as amended and supplemented, N.J.S.A. 40A:20-1 et seq. (Entity); and

**WHEREAS**, the Entity owns a portion of certain property within Block 15901, Lot 17, to be known as Master Deed Unit Sub-Unit 1.1, on the City's Official Tax map, and more commonly known by the street address of 33 Park Avenue, and more specifically described by metes and bounds, in the application [Property]; and

**WHEREAS**, the Property is located within the Liberty Harbor North Redevelopment Plan Area as required by N.J.S.A. 40A:20-4 and N.J.S.A. 40A:12A-5(g); and

**WHEREAS**, the Entity has applied for a 10 year long term tax exemption to construct a forty-four (44) story building with approximately four hundred forty-eight (448) market rate residential rental units, approximately five thousand two hundred ninety (5,290) square feet of ground floor retail space and a garage unit to contain approximately five hundred forty-four (544) parking spaces; and

**WHEREAS**, the Entity represents that there will be no rent fee or other charge for parking, thereby exempting the parking from certain municipal charges; and

**WHEREAS**, the Project received a site plan approval from the Planning Board on January 7, 2014; and

**WHEREAS**, LHN Owner Urban Renewal, LLC, has agreed to:

1. pay the greater of (i) the Minimum Annual Service Charge or (ii) 10% of Annual Gross Revenue each year, which sum is estimated to be \$1,559,975, and which shall be subject to statutory staged increases over the term of the tax exemption; and
2. pay an annual sum equal to 2% of each prior year's Annual Service Charge as an Administrative Fee; and
3. provide employment and other economic opportunities for City residents and businesses;
4. pay to City for remittance to Hudson County, an equal to 5% of the Annual Service Charge upon receipt of that charge;

ORDINANCE APPROVING A 10 YEAR TAX EXEMPTION FOR A MIXED USE MARKET RATE RESIDENTIAL RENTAL PROJECT TO BE CONSTRUCTED BY LHN OWNER URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

5. provide a contribution to the City's Affordable Housing Trust Fund, pursuant to Ordinance 03-112, in the amount of \$679,935; and

6. make a one-time contribution to the City as an Additional Service Charge equal to 1.5% of the Project's actual Construction Costs as an element of Total Project Costs as defined in the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq., estimated to be \$140,661,526, or approximately \$2,109,923, which shall be payable fifty (50) days from the date of the adoption of the within ordinance; and

**WHEREAS**, the City hereby determines that the relative benefits of the project outweigh the cost of the tax exemption, for the following reasons:

1. the current real estate taxes generate revenue attributable to Master Deed Unit Sub-Unit 1.1 of only \$149,141, whereas, the Annual Service Charge as estimated, will generate revenue of more than \$1,559,975 to the City and an additional sum of approximately \$77,999 to Hudson County;

2. it is expected that the Project will create approximately 400 jobs during construction and 20 new permanent jobs;

3. the Project will stabilize and contribute to the economic growth of businesses in the surrounding area;

4. the Project will further the overall redevelopment objectives of the Liberty Harbor North Redevelopment Plan Area;

5. the City's impact analysis, on file with the Office of the City Clerk, indicates that the benefits of the Project outweigh the costs to the City;

6. construction jobs shall be subject to a Project Labor Agreement, pursuant to Section 304-33 of the Jersey City Municipal Code;

7. janitorial and unarmed security jobs on the project shall be paid a Living Wage pursuant to Section 3-76 of the Jersey City Municipal Code; and

**WHEREAS**, the City hereby determines that the tax exemption is important in obtaining development of the project and influencing the locational decisions of probable occupants for the following reasons:

1. the relative stability and predictability of the Annual Service Charges will make the Project more attractive to investors needed to finance the Project;

2. the relative stability and predictability of the Annual Service Charges will allow the owner to stabilize its operating budget, allowing a high level of maintenance to the building over the life of the Project, which will attract purchasers to the Project and insure the likelihood of the success of the Project; and

**WHEREAS**, LHN Owner Urban Renewal, LLC, has initially complied with Executive Order 2002-005 concerning "Disclosure of Lobbyist Representative Status" by filing an appropriate letter in the Office of the City Clerk; and

**WHEREAS**, LHN Owner Urban Renewal, LLC has agreed to comply with the City of Jersey City's Ordinance 07-123 Requiring Apprenticeships and Project Labor Agreement.

**NOW, THEREFORE, BE IT ORDAINED** by the Municipal Council of the City of Jersey City that:

ORDINANCE APPROVING A 10 YEAR TAX EXEMPTION FOR A MIXED USE MARKET RATE RESIDENTIAL RENTAL PROJECT TO BE CONSTRUCTED BY LHN OWNER URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 et seq.

A. The application of LHN Owner Urban Renewal, LLC, an urban renewal company, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 1992, as amended and supplemented, N.J.S.A. 40A:20-1 et seq. a copy of which is on file in the office of the City Clerk, for a portion of property within Block 15901, Lot 17, to be known as Master Deed Unit Sub-Unit 1.1, more commonly known by the street address of 33 Park Avenue, more specifically described by metes and bounds in the application is hereby approved.

B. The Mayor or Business Administrator is hereby authorized to execute a Financial Agreement, which shall include at a minimum the following terms and conditions:

1. Term: the earlier of 15 years from the adoption of the within Ordinance or 10 years from the date the project is Substantially Complete;
2. Annual Service Charge: each year the greater of:
  - (a) the Minimum Annual Service Charge equal to \$149,141 upon Project Completion, whether or not the Project is occupied; or
  - (b) 10% of Annual Gross Revenue, estimated at \$1,559,975, which shall be subject to statutory increases during the term of the tax exemption.
3. Administrative Fee: 2% of the prior year's Annual Service Charge or \$31,200;
4. County Payment: an additional 5% of the Annual Service Charge for remittance by the City to Hudson County or \$77,999;
5. Affordable Housing Trust Fund: provide a contribution to the City's Affordable Housing Trust Fund, pursuant to Ordinance 03-112, in the amount of \$679,935. In the event a fee direct or indirect is ever charged for parking, an additional charge of \$1.50 per square foot of parking shall be immediately due and owing; and
6. Project: a forty-four (44) story building with approximately four hundred forty-eight (448) market rate residential rental units, approximately five thousand two hundred ninety (5,290) square feet of ground floor retail space and a garage unit to contain approximately five hundred forty-four (544) parking spaces;
7. A one-time contribution to the City as an Additional Service Charge equal to 1.5% of the Project's actual Construction Costs as an element of Total Project Costs as defined in the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq., estimated to be \$140,661,526, which sum is estimated to be approximately \$2,109,923, which shall be payable fifty (50) days from the date of the adoption of the within ordinance; and
8. An obligation to execute (i) a Project Employment and Contracting Agreement for contracts and permanent jobs and (ii) a Project Labor Agreement for construction jobs to insure employment and other economic benefits to City residents and businesses;
9. An obligation to pay a Living Wage to all janitorial and unarmed security jobs pursuant to Section 3-76 of the Jersey City Municipal Code;

C. This Ordinance will sunset and the Tax Exemption will terminate unless construction of the Project begins within two (2) years of the adoption of the within Ordinance.

ORDINANCE APPROVING A 10 YEAR TAX EXEMPTION FOR A MIXED USE MARKET RATE RESIDENTIAL RENTAL PROJECT TO BE CONSTRUCTED BY LHN OWNER URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

D. The City Clerk shall deliver a certified copy of the Ordinance and Financial Agreement to the Tax Assessor and Director of the Division of Local Government Services.

E. The application is on file with the office of the City Clerk. The Financial Agreement and Project Employment and Contracting Agreement shall be in substantially the form on file in the Office of the City Clerk, subject to such modification as the Business Administrator or Corporation Counsel deems appropriate or necessary.

F. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

G. This ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

H. This ordinance shall take effect at the time and in the manner provided by law.

I. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

**NOTE:** All material is new; therefore underlining has been omitted.  
For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

JM/he  
8/12/14

APPROVED AS TO LEGAL FORM

Certification Required ☐  
Not Required ☐

Corporation Counsel

APPROVED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

Business Administrator

# Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. 14.101

TITLE: 3.J. AUG 20 2014 4.J. SEP 10 2014

Ordinance approving a 10 year tax exemption for a mixed use market rate residential rental project to be constructed by LHN Owner Urban Renewal, LLC, an Urban Renewal Entity, pursuant to the Long Term Tax Exemption Law N.J.S.A. 40A:20-1 et seq.

RECORD OF COUNCIL VOTE ON INTRODUCTION <span style="float: right;">AUG 20 2014 9-0</span>											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING <span style="float: right;">SEP 10 2014 9-0</span>											
Councilperson <u>LAVARRO</u> moved, seconded by Councilperson <u>COLEMAN</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

## SPEAKERS:

YVONNE BALZER  
JAYSON BURG  
JUDITH MERLINO

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson				moved to amend* Ordinance, seconded by Councilperson				& adopted			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE <span style="float: right;">SEP 10 2014 6-3</span>											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN		✓		RIVERA	✓		
RAMCHAL	✓			OSBORNE		✓		WATTERMAN	✓		
BOGGIANO		✓		COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on AUG 20 2014

Adopted on second and final reading after hearing on SEP 10 2014

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on SEP 10 2014

Robert Byrne, City Clerk

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date SEP 10 2014

APPROVED:

Steven M. Fulop, Mayor

Date SEP 11 2014

Date to Mayor SEP 11 2014

\*Amendment(s):

City Clerk File No. Ord. 14.102

Agenda No. 3.k 1st Reading

Agenda No. 4.K. 2nd Reading & Final Passage



## ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE  
offered and moved adoption of the following ordinance:

CITY ORDINANCE 14.102

**TITLE: ORDINANCE APPROVING A 10 YEAR TAX EXEMPTION FOR A MARKET RATE RESIDENTIAL CONDOMINIUM PROJECT TO BE CONSTRUCTED BY 68 ERIE STREET URBAN RENEWAL CO., LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.**

**THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:**

**WHEREAS**, 68 Erie Street Urban Renewal Co., LLC, is an urban renewal entity, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 1992, as amended and supplemented, N.J.S.A. 40A:20-1 et seq. (Entity); and

**WHEREAS**, the Entity owns certain property known as Block 11302, Lot 3.01, on the City's Official Tax map, and more commonly known by the street address of 68 Erie Street (a/k/a 227 Fourth Street), Jersey City, and more specifically described by metes and bounds, in the application [Property]; and

**WHEREAS**, the Property is located within the School No. 2 Redevelopment Plan Area as required by N.J.S.A. 40A:20-4 and N.J.S.A. 40A:12A-5(g); and

**WHEREAS**, the Entity has applied for a ten (10) year long term tax exemption to construct a five (5) story building with approximately twelve (12) market rate residential condominium units with no onsite parking with no onsite parking; and

**WHEREAS**, the Project received a site plan approval from the Planning Board on December 2, 2008; and

**WHEREAS**, 68 Erie Street Urban Renewal Co., LLC, has agreed to:

1. pay the greater of (i) the Minimum Annual Service Charge or (ii) 10% of Annual Gross Revenue, which sum is estimated to be \$88,370, and which shall be subject to statutory staged increases over the term of the tax exemption; and
2. pay an annual sum equal to 2% of each prior year's Annual Service Charge as an Administrative Fee estimated to be \$1,767; and
3. provide employment and other economic opportunities for City residents and businesses;
4. pay to City for remittance to Hudson County, an equal to 5% of the Annual Service Charge upon receipt of that charge estimated to be \$4,418;
5. pay the sum of \$18,000 to the City's Affordable Housing Trust Fund; and

ORDINANCE APPROVING A 10 YEAR TAX EXEMPTION FOR A MARKET RATE RESIDENTIAL CONDOMINIUM PROJECT TO BE CONSTRUCTED BY 68 ERIE STREET URBAN RENEWAL CO., LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

**WHEREAS**, the City hereby determines that the relative benefits of the project outweigh the cost of the tax exemption, for the following reasons:

1. the current real estate taxes generate revenue of only \$3,322.27, whereas, the Annual Service Charge as estimated, will generate revenue of more than \$88,370 to the City and an additional sum of approximately \$4,418 to Hudson County;
2. it is expected that the Project will create approximately 12 jobs during construction and 2 new permanent jobs;
3. the Project will stabilize and contribute to the economic growth of businesses in the surrounding area;
4. the Project will further the overall redevelopment objectives of the School No. 2 Redevelopment Plan Area;
5. the City's impact analysis, on file with the Office of the City Clerk, indicates that the benefits of the Project outweigh the costs to the City; and

**WHEREAS**, the City hereby determines that the tax exemption is important in obtaining development of the project and influencing the locational decisions of probable occupants for the following reasons:

1. the relative stability and predictability of the Annual Service Charges will make the Project more attractive to investors needed to finance the Project;
2. the relative stability and predictability of the Annual Service Charges will allow the owner to stabilize its operating budget, allowing a high level of maintenance to the building over the life of the Project, which will attract purchasers to the Project and insure the likelihood of the success of the Project; and

**WHEREAS**, 68 Erie Street Urban Renewal Co., LLC, has initially complied with Executive Order 2002-005 concerning "Disclosure of Lobbyist Representative Status" by filing an appropriate letter in the Office of the City Clerk.

**NOW, THEREFORE, BE IT ORDAINED** by the Municipal Council of the City of Jersey City that:

A. The application of 68 Erie Street Urban Renewal Co., LLC, an urban renewal company, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 1992, as amended and supplemented, N.J.S.A. 40A:20-1 et seq. a copy of which is on file in the office of the City Clerk, for Block 11302, Lot 3.01, more commonly known by the street address of 68 Erie Street (a/k/a 227 Fourth Street), more specifically described by metes and bounds in the application is hereby approved.

B. The Mayor or Business Administrator is hereby authorized to execute a tax exemption Financial Agreement and a Project Employment and Contracting Agreement. The Financial Agreement shall include at a minimum the following terms and conditions:

1. Term: the earlier of 12 years from the adoption of the within Ordinance or 10 years from the date the project is Substantially Complete;
2. Annual Service Charge: each year the greater of:
  - (a) the Minimum Annual Service Charge equal to initially \$3,322.37 upon Project Completion, whether or not the Project is occupied; or

**ORDINANCE APPROVING A 10 YEAR TAX EXEMPTION FOR A MARKET RATE RESIDENTIAL CONDOMINIUM PROJECT TO BE CONSTRUCTED BY 68 ERIE STREET URBAN RENEWAL CO., LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.**

- (a) the Minimum Annual Service Charge equal to initially \$3,322.37 upon Project Completion, whether or not the Project is occupied; or
  - (b) 10% of Annual Gross Revenue, estimated at \$88,370, which shall be subject to statutory increases during the term of the tax exemption.
3. Administrative Fee: 2% of the prior year's Annual Service Charge or \$1,767;
  4. County Payment: an additional 5% of the Annual Service Charge for remittance by the City to Hudson County or \$4,418;
  5. Affordable Housing Trust Fund: \$1,500 per unit or \$18,000;
  6. Project: a five (5) story building with approximately twelve (12) market rate residential condominium units with no onsite parking;
  7. An obligation to execute a Project Employment and Contracting Agreement to insure employment and other economic benefits to City residents and businesses.
  8. This Ordinance will sunset and the Tax Exemption will terminate unless construction of the Project begins within two (2) years of the adoption of the within Ordinance.
- C. The City Clerk shall deliver a certified copy of the Ordinance and Financial Agreement to the Tax Assessor and Director of the Division of Local Government Services.
- D. The application is on file with the office of the City Clerk. The Financial Agreement and Project Employment and Contracting Agreement shall be in substantially the form on file in the Office of the City Clerk, subject to such modification as the Business Administrator or Corporation Counsel deems appropriate or necessary.
- E. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- F. This ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- G. This ordinance shall take effect at the time and in the manner provided by law.
- H. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

**NOTE:** All material is new; therefore underlining has been omitted. For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

JM/he  
8/14/14

APPROVED AS TO LEGAL FORM

\_\_\_\_\_  
Corporation Counsel

APPROVED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

\_\_\_\_\_  
Business Administrator

Certification Required ☐

Not Required ☐



# Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. 14.102

TITLE:

3.K. AUG 20 2014 4.K. SEP 10 2014

Ordinance approving a 10 year tax exemption for a market rate residential condominium project to be constructed by 68 Erie Street Urban Renewal Co., LLC, an Urban Renewal Entity, pursuant to the long term tax exemption law N.J.S.A. 40A:20-1 et seq.

RECORD OF COUNCIL VOTE ON INTRODUCTION AUG 20 2014 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING SEP 10 2014 9-0											
Councilperson <u>RIVERA</u> moved, seconded by Councilperson <u>COLEMAN</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

## SPEAKERS:

YVONNE BALTER  
JAYSON BURG  
MIKE Mc CREESH

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson moved to amend* Ordinance, seconded by Councilperson & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMANN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE SEP 10 2014 7-2											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN		✓		RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO		✓		COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on AUG 20 2014  
Adopted on second and final reading after hearing on SEP 10 2014

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on SEP 10 2014

Robert Byrne, City Clerk

\*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date

SEP 10 2014

APPROVED:

Steven M. Fulop, Mayor

Date

SEP 11 2014

Date to Mayor

SEP 11 2014